



BOVINGDONS

THE PROPERTY AGENTS



Land at Reach Road
Burwell, Cambs, CB25 0BU
Guide Price £150,000

Offers subject to planning invited

Land at South of Reach Road, Burwell, Cambs, CB25 0BU

This is an excellent opportunity to acquire a site previously allocated for commercial use on the outskirts of this increasingly popular village. The plot measures approximately 0.31 acres (stms) and is the last remaining part of land developed by Hopkins Homes for residential and Commercial use under East Cambridgeshire District Councils planning reference 14/00046/OUM. Offers are invited on a subject to planning basis for residential or commercial use.

BURWELL

This popular village is located some 5 miles from the Racing town of Newmarket, 13 miles from the historic City of Cambridge and 12 miles from the cathedral city of Ely City, all of which have an extensive range of shopping, retail and culinary outlets. The village itself has a regular bus service, primary school, doctors' surgery, Post Office, church, petrol station, pubs and other small local shops. Rail stations can be found at both Newmarket and nearby Soham and access to the A14 road junctions are at Newmarket and Cambridge. Burwell is a highly sought-after village as it offers the peace and beauty of rural life alongside easy access to urban amenities. It is a vibrant community and is a village that offers something for everyone.



Location - The land is on the south side of Reach Road, opposite open countryside and sits adjacent Residential and Commercial units at Burling Way and Lucas Close and the local fire station.

Registered Title - The title is registered as part of title CB383398

Tenure & Possession - The site is for sale freehold, with vacant possession upon completion.

Planning - The site was allocated for commercial office space but was not developed and the planning has now lapsed. It sits within the jurisdiction of East Cambridgeshire District Council and all enquiries as to the future suitable use can be directed to their planning department. There are no current planning applications underway.

Method of Sale - The property is for sale by Private Treaty.

Offers - Offers are invited for the freehold purchase of the site on a subject to planning basis. All offers will need to be confirmed in writing to the seller's sole agent and include the following:

- 1 - Any proposed conditions attached to the offer.
- 2 - Proof of funding.
- 3 - Timescales for expected planning application submission, exchange and completion.
- 4 - Proof of ID for all buyers.
- 5 - Details of Solicitors to be instructed on the purchase
- 6 - Confirmation that a 10% deposit will be paid on exchange of contracts.

Services. - All prospective purchasers are to make their own enquiries as to the location/provision of services.

Restrictive Covenants, Wayleaves, Easements & Rights of Way - We are not aware of any restrictive covenants associated with the site, but the land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars. - Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

Value Added Tax - Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Local Authorities - East Cambridgeshire District Council - www.eastcambs.gov.uk Cambridgeshire County Council - www.cambridgeshire.gov.uk

Viewings - Access to the site and viewings are strictly by appointment via Bovingsdons Limited. When onsite, we would ask you to be a vigilant as possible for your own personal safety. - Call 01353 725723 or 07500 115321



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.